



ZONING BOARD OF APPEALS  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: (860) 561-7555 FAX: (860) 561-7504  
[www.westhartfordct.gov](http://www.westhartfordct.gov)

Petition # 17-19

Fee \$ 430

ZONING APPLICATION FOR: (check one of the following)

☒ VARIANCE

☐ SPECIAL EXCEPTION

☐ APPEAL RULING OF ZONING  
ENFORCEMENT OFFICER

☐ MOTOR VEHICLE DEALER/  
REPAIRER LOCATION APPROVAL

LOCATION OF  
PROPERTY

3 Northcliff Drive West Hartford CT 06117

Beacon Hill Drive #28

R-20

(NEAREST CROSS STREET)

(LOT #)

(ZONING DISTRICT)

APPLICANT

Doreen N. Fishman

(NAME)

(ADDRESS)

860 841-1614

(TELEPHONE #)

info@doreenfishman.com

(EMAIL)

APPLICANT'S INTEREST IN PROPERTY Owner

RECORD OWNER OF PROPERTY Doreen N. Fishman 3 Northcliff Drive W/H 06117

(Name)

(Address)

DATE OF PROPERTY ACQUIRED BY PRESENT OWNER 6/2/1992

DESCRIBE YOUR APPLICATION: Include applicable sections of the Zoning Ordinance. For applications for a VARIANCE, state legal hardship. Attach second sheet, if necessary. This application must be accompanied by the required fee, site plan(s), and any other information required by the Zoning Ordinance, or Rules of the Board.

A 25 foot variance is requested from the 40 foot rear yard setback of the R-20 zone, Section 177, Attachment 3, to accomodate a proposed garage/mudroom/laundry room addition at grade for improved accessibility to the home, said addition to be located on the east side of the corner lot. (See attached sheet)

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Board and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Doreen N. Fishman

SIGNATURE OF PROPERTY OWNER & DATE

(Also print or type clearly)

Doreen N. Fishman

SIGNATURE OF APPLICANT & DATE

(Also print or type clearly)

U:\SharedDocuments\ZBA\zba-zoningapplication\_March2016

\* please send official communications to Robin Pearson, Alter & Pearson, LLC 701 Hebron Ave, Glastonbury CT 06032 (860) 652-4020. [rpearson@alterpearson.com](mailto:rpearson@alterpearson.com) as agent for owner/applicant.

### **Attachment To Variance Application for 3 Northcliff Drive, West Hartford.**

A twenty-five-foot variance from the forty-foot rear yard setback requirement for a corner lot at 3 Northcliff Drive is requested to allow construction of a garage and mudroom/laundry room addition for at-grade access to the existing home, on its east side.

There are conditions especially affecting the property and the existing structure that result in a hardship unique to the property.

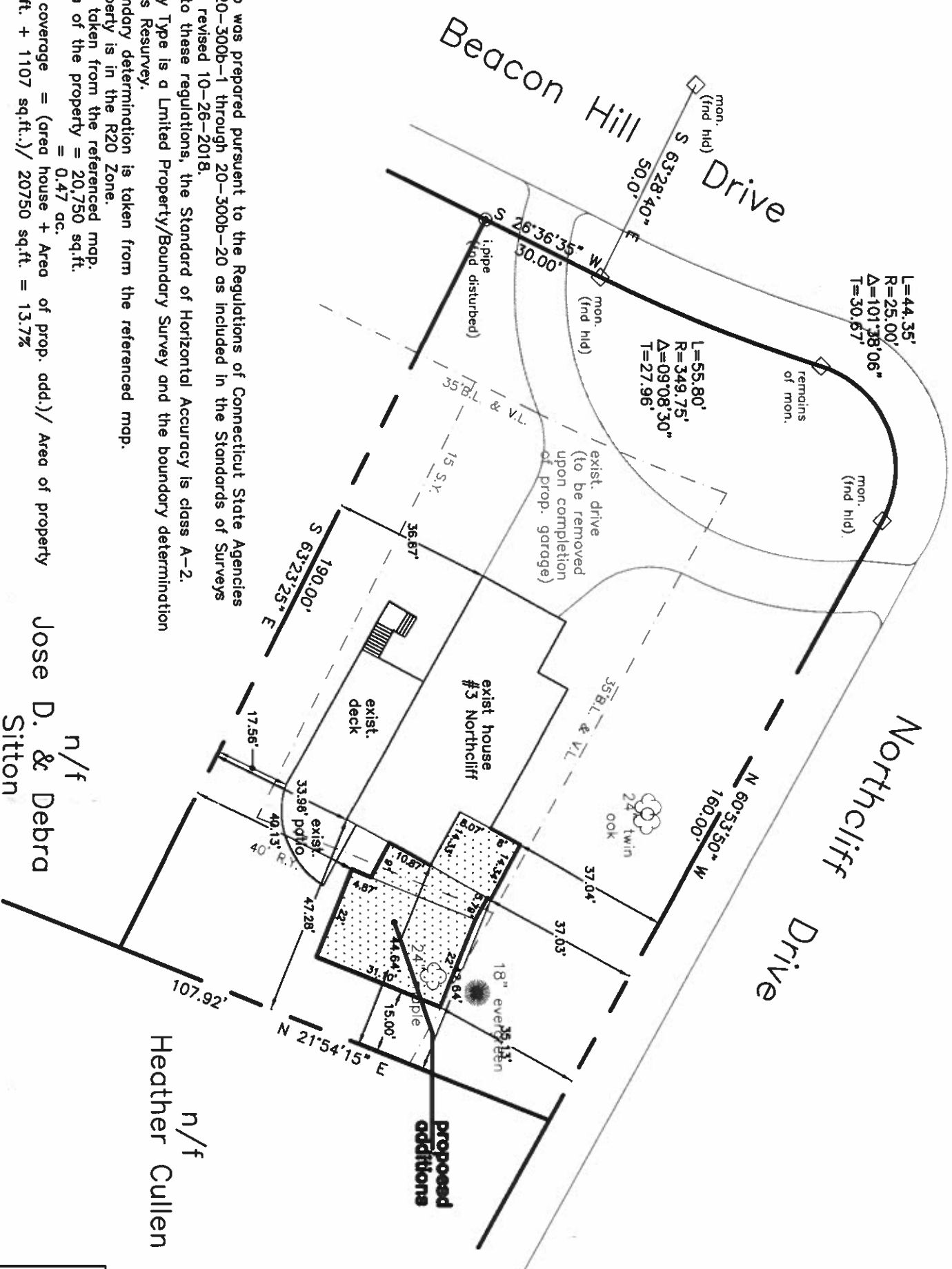
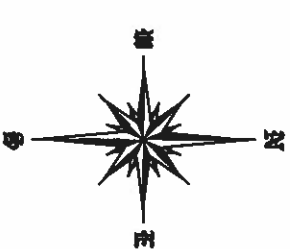
**Hardship.** The property is a corner lot, with two 35-foot front yard setbacks along both Beacon Hill Drive and Northcliff Drive in West Hartford. This means that unlike typical building lots, there is only one side yard. The buildable area of this property is therefore more restricted than it would be if the lot fronted on only one street. Further, the topography of the lot with the house located at the top of an incline and the immediate rear of the house in a depression, has resulted in unique structural access issues which will be possible to resolve by approval of the requested variance.

**Background:** While there is an existing garage on the west side of the home, it is accessed at the basement level requiring the owner to climb fourteen steps to reach the first floor living area from the garage. This is the way the home is usually accessed, rather than leaving the garage and walking around to the front of the house facing Northcliff Drive, which also necessitates climbing up approximately fourteen steps, but outside instead. The owner has mobility issues which makes this configuration increasingly impractical and painful to negotiate. Her architect, Lifecare Design Inc, has proposed this addition to put the garage on the other side of the house and at grade. This will allow direct access to the first floor living area without intervening steps.

Functionally, the yard area to the rear of the house is the back yard. The deck is located there and that is where the family entertains or relaxes when outside the home. However, a portion of the back of the existing house and the deck constructed in 1999, would be nonconforming if the functional backyard had to meet the required 40-foot rear yard setback of the R 20 zone. For zoning purposes, and because this is a corner lot, the rear yard is considered to be on the easterly side of the property, the yard one would typically characterize as a side yard when viewing the house from its front.

**Additional considerations:** The grant of the variance will permit reasonable use of the land and structure. Currently, close family and friends including a mother with a walker, are reluctant to visit because of the difficulty in getting into the house. The easterly side of the house functions as a side yard now and will continue to do so if the addition is approved. Indeed, a side yard of 15 feet will be provided, which is the minimum side yard requirement of the R-20 zone. Therefore, the grant of the variance will be in harmony with the general purpose of the zoning ordinance and will not be detrimental to the public health, safety, convenience, welfare and property values as it will:

1. Allow for enhancement of the views from the abutting streets by replacing a more impervious double driveway on the west side with an expanded lawn/landscape area facing the neighborhood,
2. Allow site access on Northcliff Drive to be moved further from the intersection with Beacon Hill Drive which is potentially safer,
3. Make no changes to the back yard area which is fairly open to the abutting property owner on the south,
4. Maintain a fifteen-foot side yard from the easterly neighbor and a forty foot setback from the rear neighbor, setbacks which would typically be required but for the fact that the lot in question is a corner lot with two front yards;
5. Allow the garage and driveway access from Northcliff Drive while buffering neighbors to the north with additional evergreen plantings at the new driveway entrance;
6. And potentially improve property values through investment in the subject property, additional landscaping on Northcliff Drive and the expanded lawn and green area along Beacon Hill Drive.



Notes:

1. This map was prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as included in the Standards of Surveys and Maps, revised 10-26-2018.  
Pursuant to these regulations, the Standard of Horizontal Accuracy is class A-2. The Survey Type is a Limited Property/Boundary Survey and the boundary determination category is Resurvey.
2. The boundary determination is taken from the referenced map.
3. The property is in the R20 Zone.
4. North is taken from the referenced map.
5. The area of the property = 20,750 sq.ft.  
= 0.47 ac.
6. Building coverage = (area house + Area of prop. add.)/ Area of property  
(1745 sq.ft. + 1107 sq.ft.)/ 20750 sq.ft. = 13.7%

Map Reference:  
Subdivision Map, Northcliff, Section 1, Property of: James L. Kramer,  
William J. Lube, Meade J. Lube, AAA Zone, Scale 1"=40', October, 1962,  
by Harold R. Sanderson and being Map #1231 in the West Hartford  
Land Records.

n/f  
Jose D. & Debra  
Sitton

n/f  
Heather Cullen

Zoning Location Survey  
Resurvey  
prepared for:  
Stephen D. & Doreen M.  
Fishman  
3 Northcliff Drive  
West Hartford, Connecticut

North Star Surveying & Engineering LLC  
998 Farmington Avenue  
West Hartford, CT 06107 860-233-6312

DRAWN rpm DATE 09/14/19 rev. 10\30\19 change rear and side yards

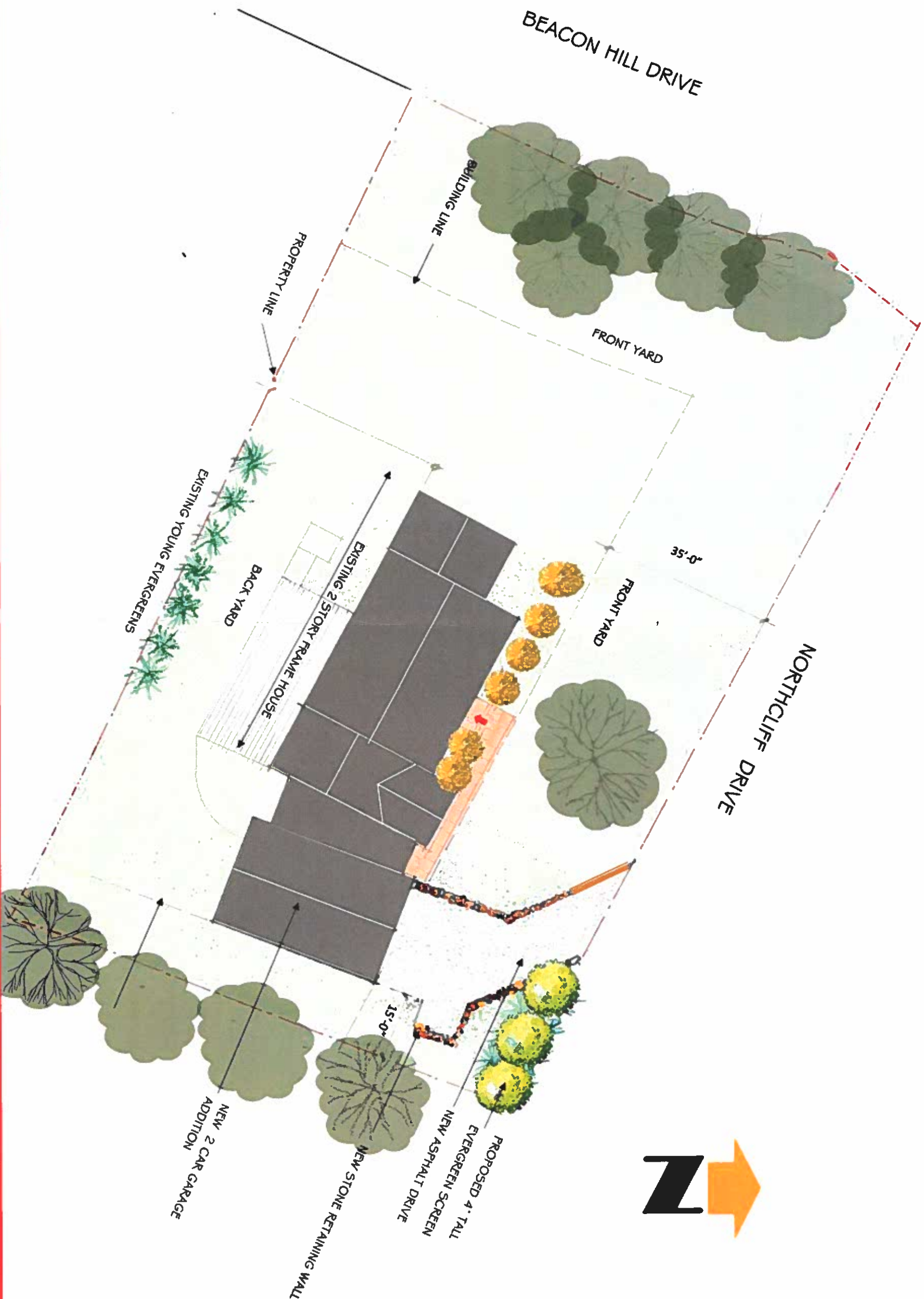
APPROVED DATE

SCALE 1" = 30' SHEET PROJECT NO. 1247

To my knowledge and belief, this map is substantially correct as noted hereon.

Richard P. Martel

Lic. No. 12882



# FISHMAN RESIDENCE ALTERATION

3 NORTHCLIFF DRIVE  
WEST HARTFORD, CT 06117

## PRELIMINARY SITE PLAN

NTS  
SEPTEMBER 2019



**LIFECARE DESIGN INC**  
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